

Single Family Residence **RESIDENTIAL**

1061 RASHFORD DR

PLACENTIA, CA 92870

\$1,232,709 TopHap Estimate · \$601 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,052 ft²

LIVING AREA

0.18 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$405,000 · Jul 27, 2001

Est. Owner Equity

\$528,509

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$7,238 (2025)
Assessed Value	\$610,261
Previous Assessed	\$598,296

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	ORANGE
Lot (acres)	0.18
Construction	Concrete
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 10, 2010	Quitclaim	Quit Claim Transfer			
Nov 10, 2010	Quitclaim	Quit Claim Transfer			\$416K
Jul 14, 2010	Quitclaim	Quit Claim Transfer			
Jul 14, 2010	Quitclaim	Quit Claim Transfer			\$417K
Jan 25, 2006	Quitclaim	Quit Claim Transfer			
Jul 27, 2001	Resale	Grant Deed	\$405,000	\$197	\$275K
Oct 16, 1998	Quitclaim	Quit Claim Transfer			
Oct 27, 1997	Resale	Grant Deed	\$310,000	\$151	\$279K
May 28, 1992	Quitclaim	Quit Claim Transfer			\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Morse Elementary School	Elementary	KG–6	0.4 mi
Kraemer Middle School	Middle	7–8	0.8 mi
Valencia High School	High	9–12	0.9 mi

District: Placentia-Yorba Linda Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 92870

70 CRIME INDEX	105 AIR POLLUTION	52,457 POPULATION	\$104K MEDIAN IN-COME	64°F AVG TEMP	75% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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